

**4% BROKER BONUS ON ANY DEAL
SIGNED BEFORE FEBRUARY 28, 2026!**

**FOR
LEASE**

249-257 Elliott Road,
Henderson, NV 89011

3-4

**MONTHS OF
FREE RENT!***



*3 - 4 months of free rent for 3-5 year leases with approved terms.

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Erik Sexton, SIOR

LIC#S.0067183

702.768.9922

erik.sexton@naixel.com

Justen Kruse

LIC#S.0196453.LLC

725.254.7516

jkruse@naixel.com



Property Specs

Desert Canyon Business Center offers modern, functional flex and warehouse spaces within five multi-tenant industrial buildings. Strategically situated in the heart of the Henderson Submarket, it provides easy access from the E Sunset Road interchanges on I-95 and Boulder Highway. Its proximity to Galleria Mall, restaurants, and retail stores makes it a convenient and strategic location for business operations.

YEAR BUILT	2001-2007
ZONING	I-L
CLEAR HEIGHT	±18'
CONSTRUCTION	Masonry Construction
LOADING	Grade Level
POWER	200 Amps, Three-Phase
ADDITIONAL FEATURES	Fire Sprinklers
PARKING RATIO	1.81 per 1,000 SF



OR TEXT 22476 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS

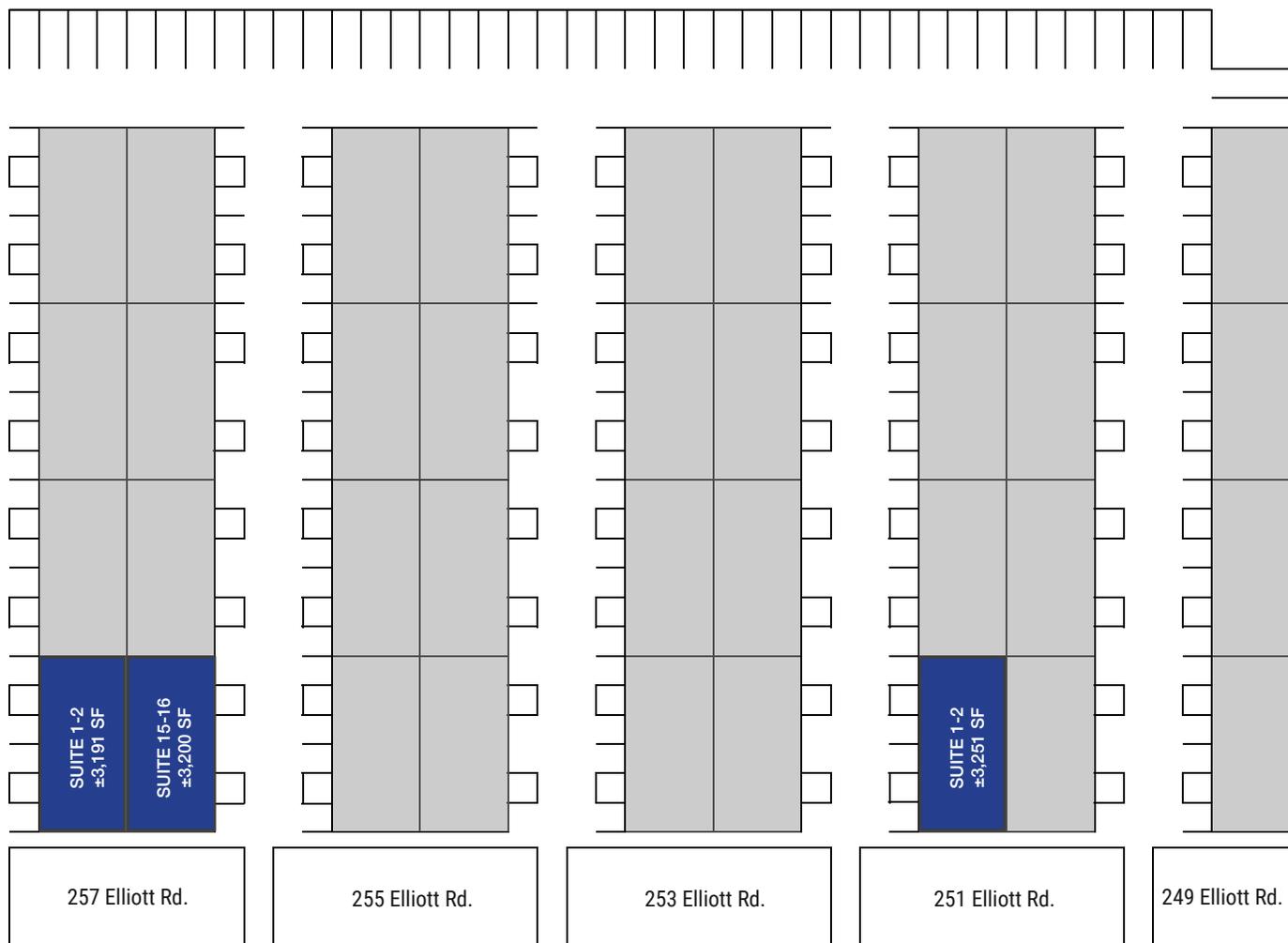


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE PLAN

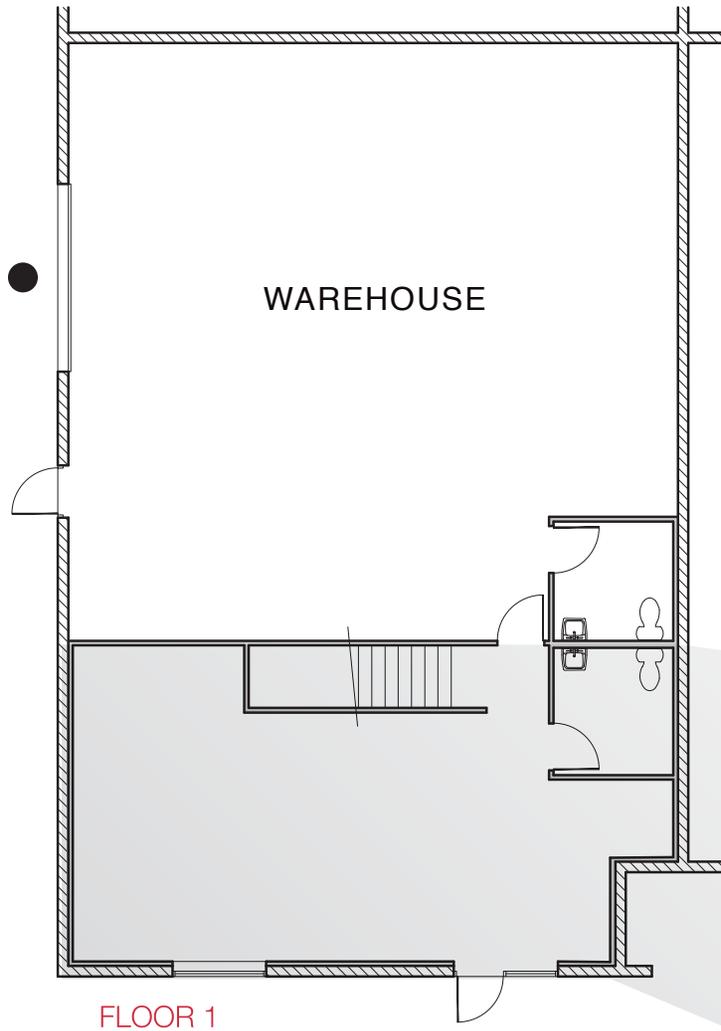


Office With Warehouse

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
251 Elliott, Suite 1-2	±3,251 SF	\$1.30/SF NNN	\$0.29	\$5,169.09	Available Now
257 Elliott, Suite 1-2	±3,191 SF	\$1.30/SF NNN	\$0.29	\$5,073.69	Available Now
257 Elliott, Suite 15-16	±3,200 SF	\$1.30/SF NNN	\$0.29	\$5,088.00	Available Now

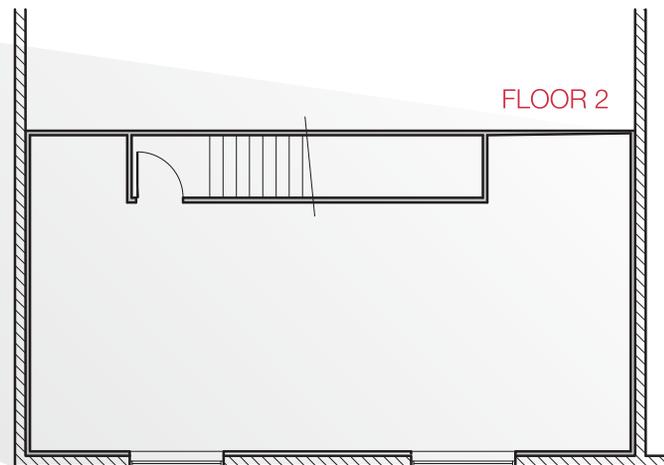
OFFICE WITH WAREHOUSE

● Grade Level Loading



Property Details

Address	251 Elliott, Suite 1-2
Total SF	±3,251
Office SF	±1,625
Warehouse SF	±1,624
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,169.09
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN

251 Elliott, Suite 1-2

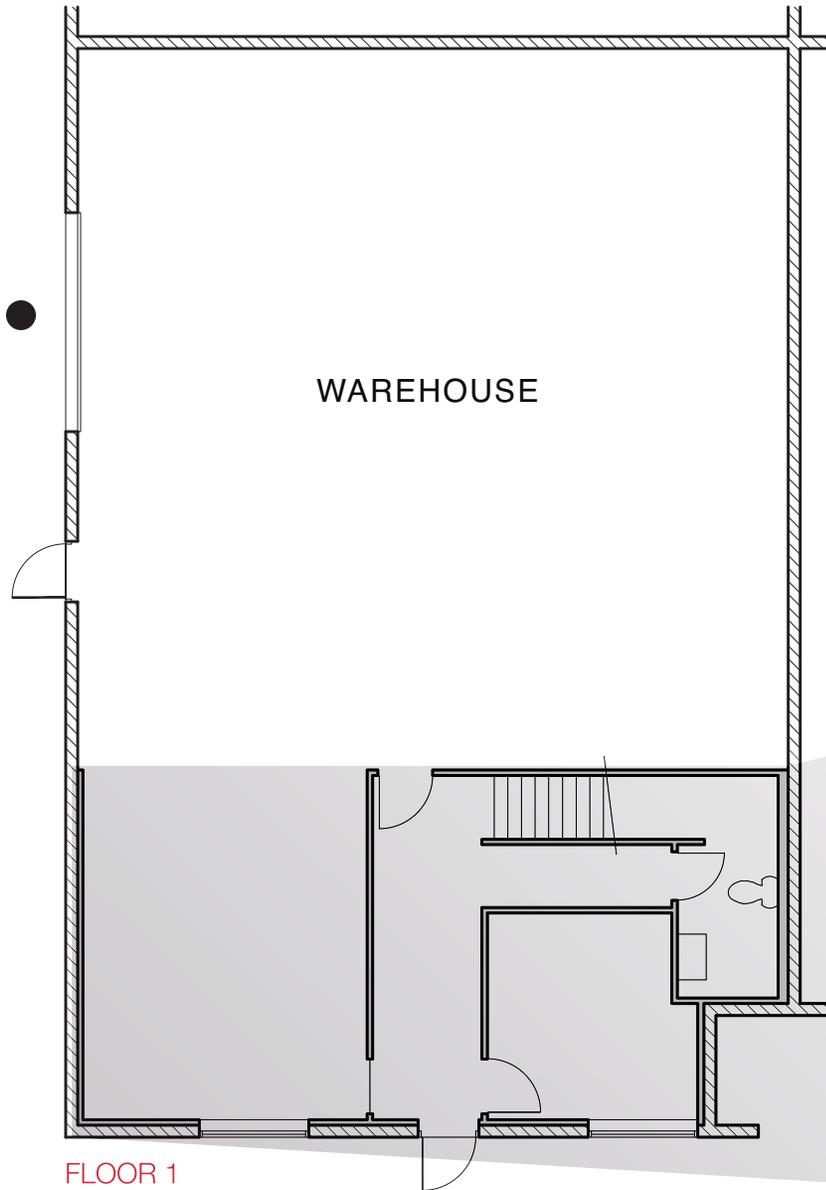


PHOTOS



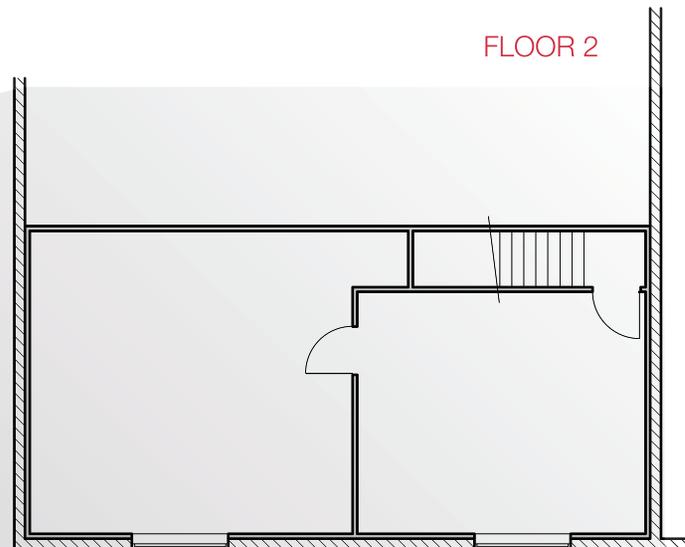
OFFICE WITH WAREHOUSE

● Grade Level Loading



Property Details

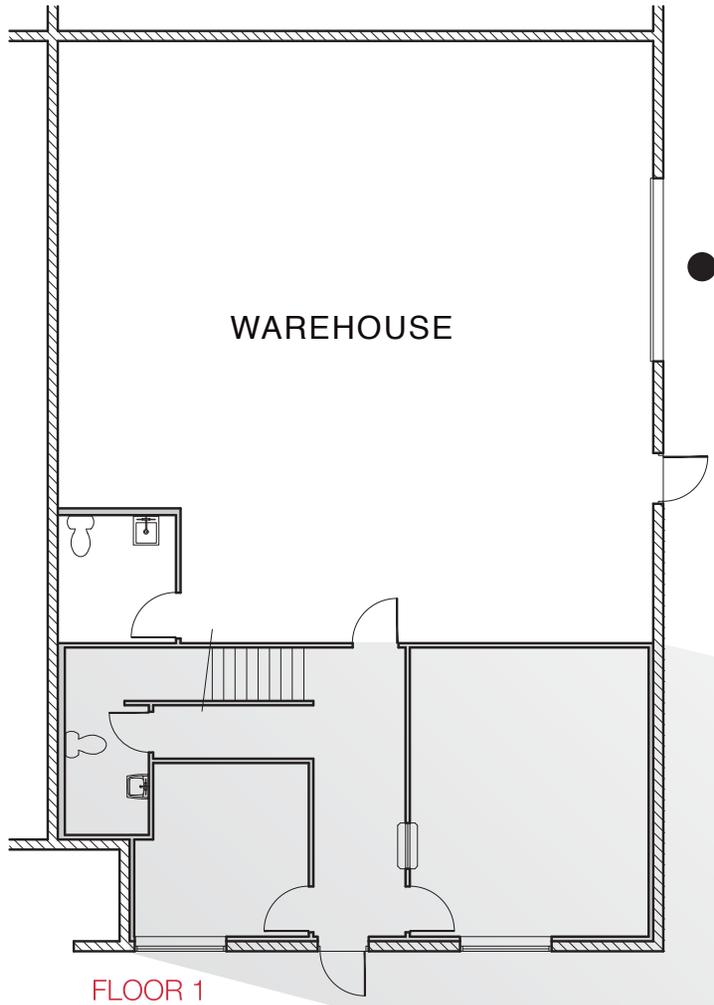
Address	257 Elliott, Suite 1-2
Total SF	±3,191
Office SF	±1,596
Warehouse SF	±1,595
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,073.69
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN

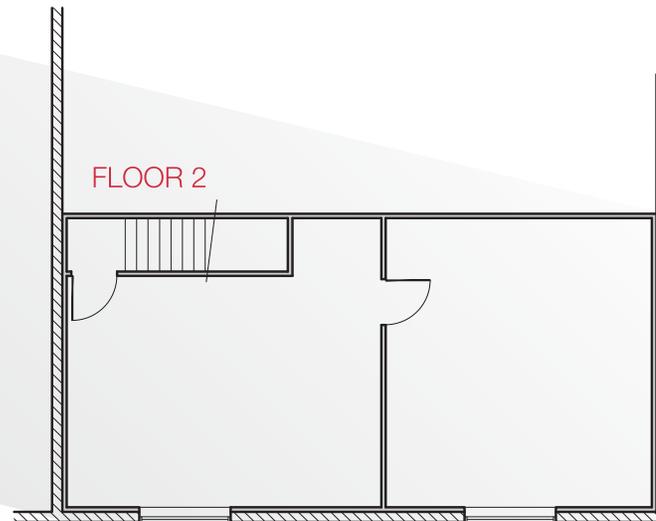
OFFICE WITH WAREHOUSE

● Grade Level Loading

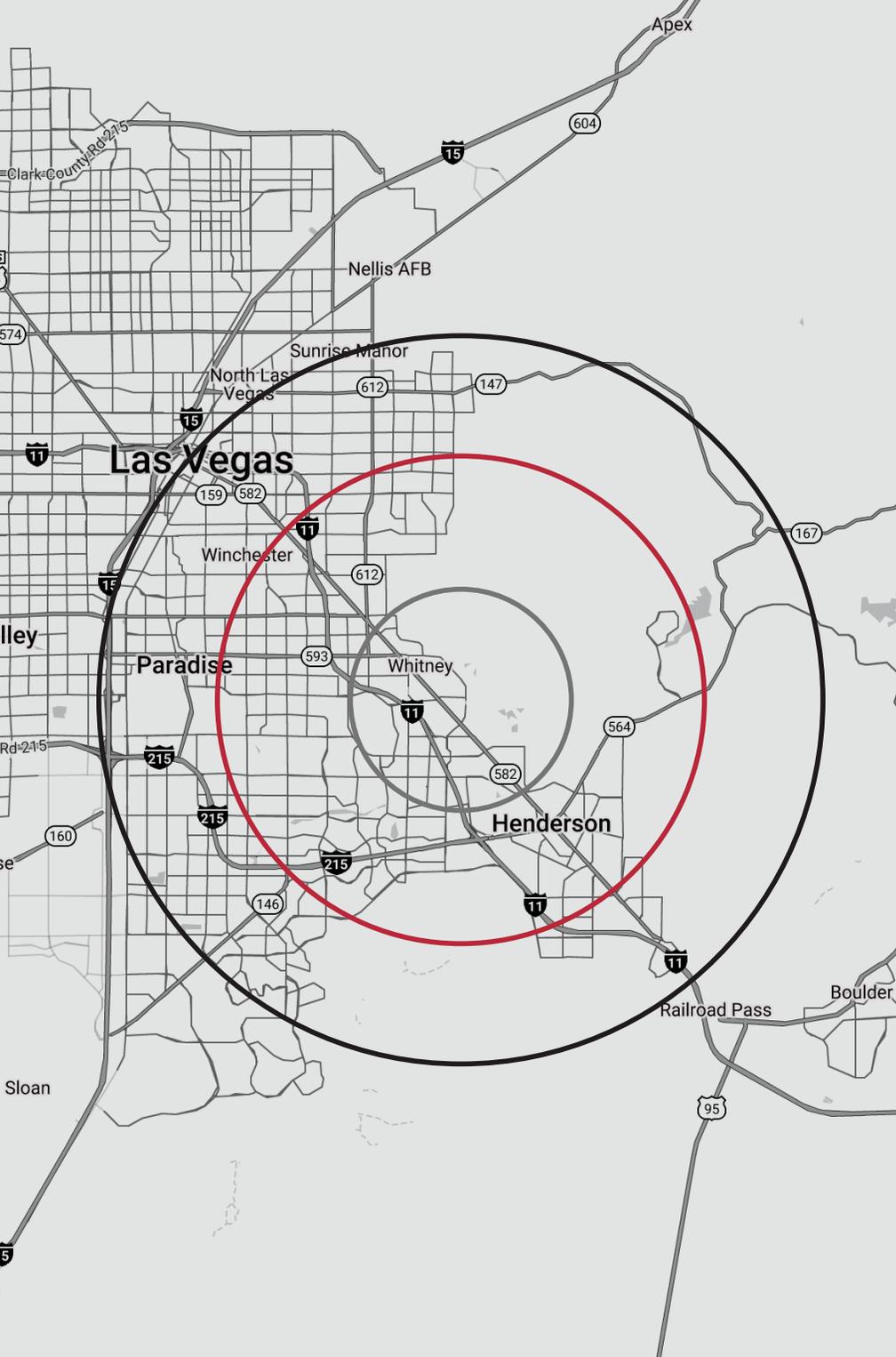


Property Details

Address	257 Elliott, Suite 15-16
Total SF	±3,200
Office SF	±1,600
Warehouse SF	±1,600
Grade Door	One (1) 12'x14'
Power	200 Amps, Three- Phase Power
Lease Rates	\$1.30/SF NNN
CAM	\$0.29
Total Monthly	\$5,088.00
Additional Features	Two-story HVAC office with two restrooms



FLOOR PLAN



DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2024 Population	10,648	108,785	281,342
HOUSEHOLDS			
2024 Households	3,948	42,704	110,156
INCOME			
2024 Average HH Income	\$90,362	\$91,186	\$97,594

Traffic Counts

STREET	AADT
I- 515/ Warm Springs Rd	111,000
Galleria Dr	109,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+
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1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr
Las Vegas, Nevada 89113
702.383.3383 | naixel.com

Erik Sexton, SIOR
LIC#S.0067183
702.768.9922
erik.sexton@naixel.com

Justen Kruse
LIC#S.0196453.LLC
725.254.7516
jkruse@naixel.com



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